

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
January 6, 2009**

1. The Zoning Commission of the City of San Antonio met in the 1<sup>st</sup> Floor, Board Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.
2. Roll Call

**PRESENT:** Gadberry, McFarland, J. Valadez, Westheimer, Sherrill, Hawkins, Myers, Wright, Martinez, Gray

**ABSENT:** R. Valadez

3. Approval of December 4, 2008 and December 16, 2008 Minutes.

**1:00 PM – Public Hearing**

**COMBINED HEARING:**

Commissioner Westheimer made a motion to approve the following rezoning cases with conditions and amendments as staff has recommended. Additionally, no citizens have signed to speak in opposition on the said cases: items 6 and 8. The motion was seconded by Commissioner Martinez.

**4. ZONING CASE NUMBER Z2009023 CD (Council District 5):** A request for a change in zoning from "I-1" General Industrial District to "C-2 CD" (CD-Auto Repair Facility) Commercial District with a Conditional Use for an Auto Repair Facility on 0.27 of an acre out of Lot 27 and Lot 28, Block A, NCB 2873, 730 Nogalitos Street. Staff recommends approval.

Hortencia De La Rosa, owner, stated she is in agreement with staff conditions and the additional condition as stated by Commissioner J. Valadez.

Staff stated there were 35 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor. Staff mailed 17 notices to the Planning Team.

**COMMISSION ACTION**

The motion was made by Commissioner Westheimer and seconded by Commissioner Martinez to recommend approval with the following conditions:

1. The outside storage of disabled vehicles and/or discarded automobile parts and supplies is not allowed.
2. All vehicles located on the subject property must be currently licensed.
3. No storage of junk vehicles shall be allowed.
4. No vehicles shall be kept on premise for more than 60 days.
5. All on-site lighting shall be directed onto the site using 90 degree or less cut-off fixtures.
6. Business or office hours of operation shall not be permitted before 7:00 a.m. or after 8:00 p.m.
7. Adequate on-site parking for the existing auto repair facility and the proposed convenience store will be provided.
8. Adequate on site parking for the existing auto repair facility and a proposed convenience store will be provided.

**AYES: Gadberry, McFarland, J. Valadez, Westheimer, Sherrill, Hawkins, Myers, Wright, Martinez, Gray**

**NAY: None**

**THE MOTION CARRIED**

Commissioner Hawkins arrived at 1:09 pm.

**5. ZONING CASE NUMBER Z2009026 (Council District 6):** A request for a change in zoning from "R-6" Residential Single-Family District and "R-6 GC-2" Residential Single-Family Highway 151 Gateway Corridor Overlay District to "C-3" General Commercial District and "C-3 GC-2" General Commercial Highway 151 Gateway Corridor Overlay District on 0.3202 of an acre out of NCB 17640, approximate 5100 Block of Rogers Road. Staff recommends approval.

Staff stated there were 10 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and no response from Mountain View Acres Neighborhood Coalition.

**COMMISSION ACTION**

The motion was made by Commissioner Westheimer and seconded by Commissioner Martinez to recommend approval.

**AYES: Gadberry, McFarland, J. Valadez, Westheimer, Sherrill, Hawkins, Myers, Wright, Martinez, Gray**

**NAY: None**

**THE MOTION CARRIED**

Combined hearing ended at 1:15 pm.

**INDIVIDUAL CONSIDERATION:**

6. **ZONING CASE NUMBER Z2009025 S (Council District 2):** A request for a change in zoning from "C-2" Commercial District to "C-2 S" Commercial District with a Specific Use Authorization for a Pay Day Loan Agency on the north 75 feet of Lots 13A through 16A and the north 75 feet of Lots 13B through 16B, Block 3, NCB 6337, 316 North New Braunfels Avenue. Staff recommends approval.

Laura Steege, representative, stated they would like to request a 30-day continuance.

**The following citizen(s) appeared to speak:**

William Harper, spoke in opposition.

Staff stated there were 28 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and Jefferson Heights Neighborhood Association in opposition. Staff mailed 29 notices to the Planning Team.

**COMMISSION ACTION**

The motion was made by Commissioner Hawkins and seconded by Commissioner Martinez to recommend a continuance until February 3, 2009.

**AYES:** Gadberry, McFarland, J. Valadez, Westheimer, Sherrill, Hawkins, Myers, Wright, Martinez, Gray

**NAY:** None

**THE MOTION CARRIED**

7. **ZONING CASE NUMBER Z2009028 S (Council District 2):** A request for a change in zoning from "I-2 EP-1" Heavy Industrial Event Parking Overlay District, "I-1EP-1" General Industrial Event Parking Overlay District, "C-3 EP-1" General Commercial Event Parking Overlay District, "HS H IDZ" Historic Significant, Infill Development Zone Dignowity Hill Historic District, and "HS IDZ" Historic Significant, Infill Development Zone District to "AE-3 S EP-1" Arts and Entertainment, Event Parking Overlay District with a Specific Use Authorization for Truck Repair and Maintenance, "AE-3 S EP-1" Arts and Entertainment, Event Parking Overlay District with a Specific Use Authorization for Warehousing, "HS H AE-3" Historic Significant, Arts and Entertainment Dignowity Hill Historic District, and "HS AE-3" Historic Significant, Arts and Entertainment District on P-10 and Lot 19, Block 2, NCB 10578; Lot 5, NCB 10233; Lots 1 thru 18, Block A, NCB 593; Lots 1 thru 18, Block 1, NCB 595, 3641 E. Houston Street, 403 Kraft Street, and 1617 and 1631 E. Commerce Street. Staff recommends approval.

Leslie Zavala Case Manager, presented item.

**The following citizen(s) appeared to speak:**

William Harper, spoke in opposition.

Joe Sasson, spoke in opposition.

Staff stated mailed out the following notices:

- 25 notices mailed to the Arena District PT
- 95 notices mailed to the Downtown PT
- 14 notices mailed for Map A, 0 returned in opposition and 0 returned in favor.
- 9 notices mailed for Map B, 0 returned in opposition and 0 returned in favor.
- 28 notices mailed for Map C, 0 returned in opposition and 0 returned in favor
- Jefferson Heights Association is in opposition and no response from the Dignowity Hill Neighborhood Association.

**FINDING OF CONSISTENCY OF THE MASTER PLAN**

**COMMISSION ACTION**

The motion was made by Commissioner Gray and seconded by Commissioner Wright to find consistent with the neighborhood plan.

(A verbal vote was taken)

**AYES:** Gadberry, McFarland, J. Valadez, Westheimer, Sherrill, Myers, Wright, Martinez, Gray

**NAYS:** None

**RECUSED:** Hawkins

**THE MOTION CARRIED**

**COMMISSION ACTION**

The motion was made by Commissioner Gray and seconded by Commissioner Wright to recommend approval.

**AYES:** Gadberry, McFarland, J. Valadez, Westheimer, Sherrill, Myers, Wright, Martinez, Gray

**NAYS:** None

**RECUSED:** Hawkins

**THE MOTION CARRIED**

8. Consideration and action to identify members and goals of a proposed subcommittee of the Zoning Commission to address the appropriate City Council subcommittee(s) on behalf of the Zoning Commission.

#### **COMMISSION ACTION**

The motion was made by Commissioner Martinez and seconded by Commissioner Westheimer to recommend adopt the subcommittee as outlined in item No. 10 of our agenda it can move forward to City Council.

(A verbal vote was taken)

**AYES: Gadberry, McFarland, J. Valadez, Westheimer, Sherrill, Hawkins, Myers, Wright, Martinez, Gray**

**NAYS: None**

#### **THE MOTION CARRIED**

Chairman Gadberry stated the following Zoning Commissioner Members have expressed an interest in becoming a member of the Sub-Committee Commissioner Gadberry Commissioner Hawkins, Commissioner Wright, Commissioner Gray and

#### **COMMISSION ACTION**

The motion was made by Commissioner Westheimer and seconded by Commissioner Martinez to recommend approval.

(A verbal vote was taken)

**AYES: Gadberry, McFarland, J. Valadez, Westheimer, Sherrill, Hawkins, Myers, Wright, Martinez, Gray**

**NAYS: None**

#### **THE MOTION CARRIED**

9. Director's Report - Tentative Zoning Case Schedule for January 20, 2009 and February 3, 2009.

Chris Looney, Senior Planner, briefed Zoning Commission on the number of upcoming case for the next two Zoning Commission Meetings.

10. Consideration of future Zoning Commission Meeting Dates.

**COMMISSION ACTION**

The motion was made by Commissioner Wright and seconded by Commissioner Hawkins to recommend that Work Session to start at 12:45 pm.

(A verbal vote was taken)

**AYES:** Gadberry, McFarland, J. Valadez, Westheimer, Sherrill, Hawkins, Myers, Wright, Martinez, Gray

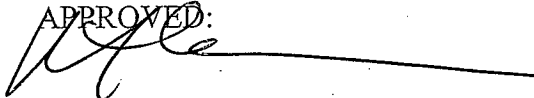
**NAYS:** None

**THE MOTION CARRIED**

**11. ADJOURNMENT**

There being no further business, the meeting was adjourned at 1:45 p.m.

APPROVED:

  
Michael Westheimer  
~~Don Gadberry~~, Chair *pro tem*

ATTEST:

  
Executive Secretary